

SHOEMAKER AND SMITH  
124 North Court St.  
Frederick, Maryland 21701  
(301) 663-8100

## SUBSTITUTE TRUSTEES' SALE

### OF VALUABLE FEE SIMPLE PROPERTY

known as  
1584 Elmwood Court  
Frederick, Maryland 21701

Under and by virtue of the power and authority contained in a certain Deed of Trust (Deed) from Mike Moore and Betty J. Moore, his wife to the Trustees therein, dated December 29, 1978 and recorded among the Land Records of Frederick County in Liber 1072, folio 403, defaults, as defined in said Deed having occurred, and at the request of the party secured thereby, the undersigned, Substitute Trustees, will offer for sale at public auction, at the front door of the Court House for the Circuit Court for Frederick County, on

**THURSDAY, MARCH 5, 1981**

**AT 11:00 A.M.**

ALL THAT LOT OF GROUND AND IMPROVEMENTS thereon situate in the County of Frederick, State of Maryland and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 214 as shown on Plat entitled, "Section Three and A Resubdivision of Lot 242, Section Two, Stonegate Farms" recorded among the Land Records of Frederick County in Plat Book 14, folio 108. The improvements thereon being now or formerly known as 1584 Elmwood Court.

In fee simple and improved by a fully detached aluminum sided, split-level dwelling containing 7 rooms (3 bedrooms) and 2 baths with built-in one car garage and 50% basement. Centrally air-conditioned and heated electrically by forced warm air.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

Terms of Sale: A deposit of \$1,000 in cash, or by a certified check drawn upon or a cashier's or treasurer's check of, a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 9.5% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of sale. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of Sale to be complied with within 10 days after final ratification thereof by the Circuit Court for Frederick County; otherwise the property may be resold at the risk and cost of the defaulting purchaser or purchasers.

**JOSEPH M. ROULHAC  
and MICHAEL W. LOWER  
Substitute Trustees**

**DELBERT S. NULL,  
Auctioneer**

### ACKNOWLEDGMENT OF PURCHASE

(I), We, the undersigned, hereby agree (s) to have purchased from Joseph M. Roulhac and Michael W. Lower, Substitute Trustees in No. 31,003 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of Sixty-four Thousand Dollars

(\$ 64,000.00) of which the sum of waived

(\$ \_\_\_\_\_) is paid simultaneously with the execution hereof.

Dated: March 5, 1981

John J. Jey (SEAL)  
Agent for James W. Rouse & Company, Incorporated (SEAL)

Witness:

H. Keen Shoemaker Jr.

*Filed March 12, 1981*